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Planning Department
Horsham District Council
Parkside, Chart Way
Horsham
West Sussex RH12 1RL

Dear Sir/Madam

DC/20/2036 Full application and DC/20/2053 Listed building consent: Change of use of existing outbuilding/home office (Class C3) to a single dwelling (Class C3)

Badgers, 2 Castle Lodge, Broadwater Lane, Copsale

Introduction

The Parish Council notes that planning application N/43/02 gave permission for the erection of a garage and summerhouse in the grounds of 2 Castle Lodge to replace a pre-cast concrete garage. This is the building that is described as "existing outbuilding/home office" in the current planning application. There is no mention of N/43/02 in the current application.

The existing plans show living accommodation and shower/toilet on the ground floor with an office on the first floor. The Design and Access Statement states that the building is currently being used as a dwelling by an older member of the family.

This is clearly in contravention of the planning permission granted under N/43/02 and the Parish Council asks that HDC's Enforcement Team to investigate this breach of planning control.

The current application

This seeks to change the use of the building to a single independent dwelling. No changes are proposed to the exterior of the building. The only internal changes proposed are to install a kitchen

on the ground floor and to convert the first floor office to a bedroom (note there would be no toilet facilities on the first floor). Refuse bins will be stored in the current sheltered parking.

The plan shows parking for five vehicles to serve this dwelling and 1 and 2 Castle Lodge. The parking plan is very tight for 5 vehicles and it is likely that some trees would need to be removed to provide the space. Also there could be a requirement for garage parking for any of these properties in the future.

Considerations

- 1) The site has not been allocated for development in the “made” Nuthurst Neighbourhood Plan (NNP) or in the Horsham District Planning Framework (HDPF).
- 2) The proposed independent dwelling is not needed in the Parish as the NNP provides the required housing needs for the Parish. Furthermore, Horsham District Council (HDC) has a five year supply of housing.
- 3) The site is outside any defined settlement boundary and isolated from other dwellings (apart from 1 and 2 Castle Lodge). It would therefore be development in the countryside. Neither the NNP nor the HDPF support development in the countryside. The proposed development has not been demonstrated as essential to such a countryside location.
- 4) The site is in an unsustainable location in the countryside which is remote from services such as schools, shops and medical facilities, the nearest of which are approximately three miles away. There is no public transport and therefore residents would be reliant on private cars.
- 5) The parking arrangement for 5 cars is very tight. Trees may need to be removed to create the space and this would be unacceptable. There may be a future requirement for garages which would lead to over-development of the site.

Conclusion

The Parish Council strongly urges HDC to refuse this planning application to create an independent single dwelling on the following grounds:

- 1) The proposed development would be located outside of any settlement boundary on a site not allocated for development within the HDPF or the NNP. The proposed development would therefore be inconsistent with the overarching strategy in the HDPF. The proposed development is contrary to policies 1, 2, 3, 4, 26 and 40 of the HDPF (2015), policy 1 of the NNP (2015) and the National Planning Policy Framework (NPPF) (2018).
- 2) The site lies within an unsustainable rural location outside the limits of any existing settlement and the proposed development does not constitute a use essential to such a countryside location. The proposal would therefore conflict with the NPPF (2018), policies 1, 2, 3, 4 and 26 of the HDPF (2015) and policy 1 of the NNP (2015).

3) If HDC is minded to accept the existing and proposed accommodation in the building, the Parish Council strongly recommends that a condition is imposed as follows "The accommodation hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of 2 Castle Lodge and shall not be used as a separate unit of accommodation".

Yours sincerely

Sarah Hall

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Clerk to Nuthurst Parish Council